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A beautifully presented detached family home, Ideally positioned on the edge of the popular South Norfolk market town of Wymondham, this modern property offers convenient access to a wealth of local amenities, including highly regarded schools for all ages, a bustling high street lined with independent cafés, shops and restaurants, the historic Wymondham Abbey, as well as garden and leisure centres, dental and medical practices, and a railway station with direct links to Norwich, the Norfolk coast, Cambridge, and London Liverpool Street.

Located on a no through road, overlooking a green space to the front, the home is approached via a smart brick weave driveway, providing off-road parking. To the rear, a private and enclosed garden features a lawn and a sun terrace—perfect for alfresco dining or relaxing with friends and family.

Inside, the accommodation is spacious, versatile, and finished to a high standard throughout. On the ground floor, there are three reception rooms, including a family room, a generous lounge and an open-plan kitchen/dining area with double doors leading out to the rear garden. A separate utility room and ground-floor cloakroom add further convenience. Upstairs, a modern family bathroom serves four well-proportioned bedrooms, including a principal suite with built-in storage and an en-suite shower room.

The property is further enhanced by its excellent transport links, with the nearby A11 offering quick and easy access south towards Cambridge and London, and north into Norwich city centre, home to the University of East Anglia, the Norfolk and Norwich University Hospital, award-winning shopping, fine dining, and a rich historical and cultural heritage.



Detached



House



Modern



2 Bathrooms  
1 Cloakroom



3 Receptions



4 Bedrooms



Tax Band D

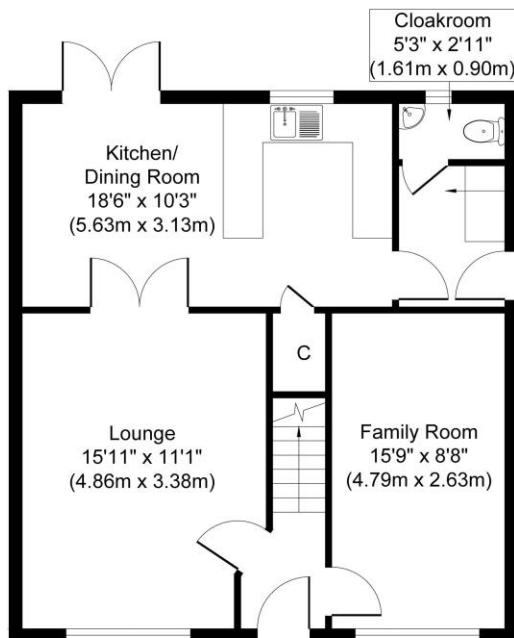


Off-Road  
Parking

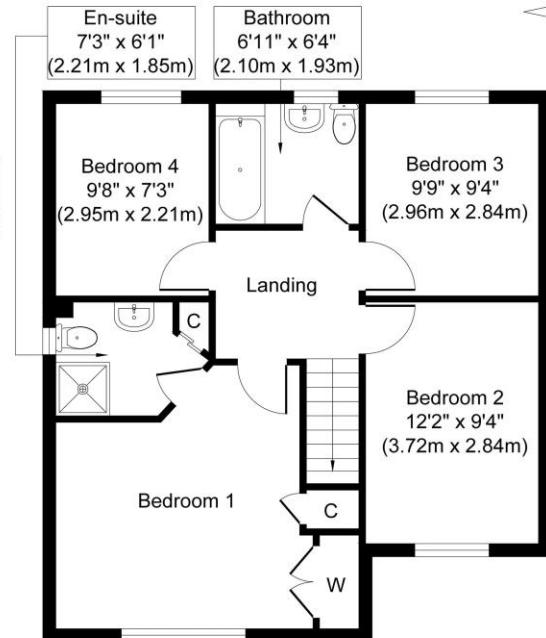


No  
Garage





**Ground Floor**  
**Approximate Floor Area**  
**639 sq. ft**  
**(59.38 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**601 sq. ft**  
**(55.80 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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